RANCHO SAN ANDRÉS CASTRO ADOBE

REHABILITATION DRAWINGS

184 OLD ADOBE ROAD WATSONVILLE, CA 94076



DRAWING INDEX

- 1.1 DRAWING INDEX & LOCATION MAP
- 1.2 SITE SURVEY
- STANDARD ABBREVIATIONS & GENERAL NOTES
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- SECOND FLOOR & COCINA ROOF FRAMING PLANS
- ROOF FRAMING PLAN
- **EXTERIOR ELEVATIONS**
- EXTERIOR ELEVATIONS
- **BUILDING SECTIONS**
- TYP. WINDOW & TYP. COLUMN DETAILS
- INTERIOR STAIR
- EXTERIOR STAIR
- BOARDWALK & ADOBE REINF. DETAILS
- 2nd FLOOR FRAMING DETAILS
- CORREDOR FRAMING DETAILS
- MAIN ROOF DETAILS
- MAIN ROOF DETAILS
- COCINA ROOF DETAILS
- 4.10 MISCELLANEOUS DETAILS

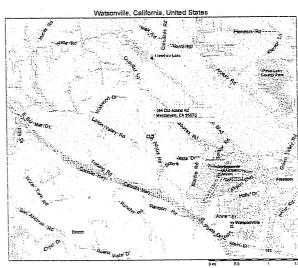
CODE ANALYSIS

CONSTRUCTION: Type V-N (CBC Chapter 6)

FLOOR AREA: Rounded to nearest Net Square Foot (NSF)

1st Floor = 1,549 NSF 2nd Floor = 1,165 NSF

OCCUPANCY CLASSIFICATION: Unoccupied, former occupancy Group R, Division 3 (CBC Chapter 3)



SITE MAP





DESIGNE
UMG
DRAWN
GDR
CHECKEI
UMG

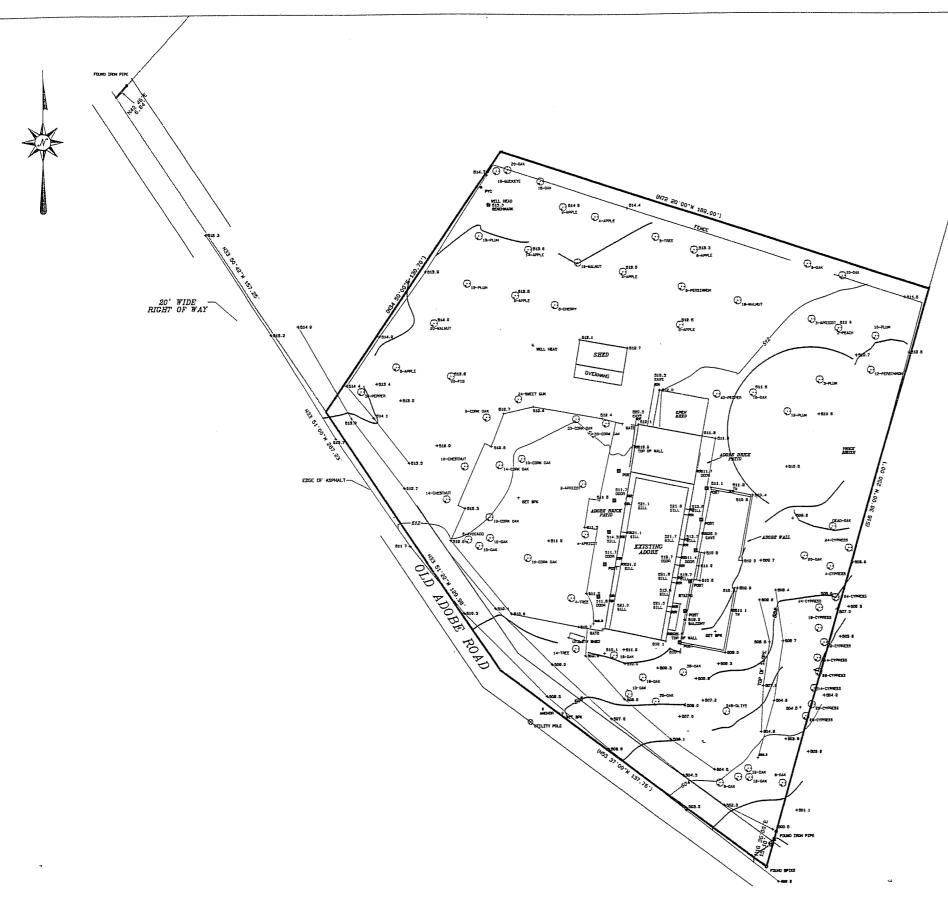
REVISIONS

Adobe

Castro /

San

Rancho ?



SITE SURVEY

SCALE: 1" = 20'-0" FOR 22"X34" SHEET FOR 11"X17" SHEET

REF. TRUE NORTH NORTH

CASTRO ADDBE WATSONVILLE, CALIFORNIA A.P.N. 049-501-02 DEED No. 2002-0042520

FIELD WORK WAS COMPLETED ON JULY 6, 2004 BY JOSEPH WARD AND KEVIN GRIGSBY OF WARD SURVEYING SANTA CRUZ, CALIFORNIA.

MEASUREMENTS: SHOWN IN FEET AND DECIMALS THEREOF (100.48). TREE DIMENSIONS, HOWEVER, ARE DIAMETERS IN INCHES AT CHEST HEIGHT (12- DAK= 12' DAK AT CHEST HEIGHT) OR AT THE BASE (368-OAK= 36" OAK AT ROOT BASE).

ONLY SELECTED TREES WERE LOCATED DURING THE COURSE OF THIS SURVEY.
CAUTION SHOULD BE USED WHEN DESIGNING CLOSELY TO TREE TRUNKS - THERE ARE
LIMITATIONS ON FIELD ACCURACY, DRAFTING ACCURACY, MEDIUM STRETCH, AS WELL AS THE
"SPREAD" OR "LEARING" OF TREES. REQUEST ADDITIONAL TOPOGRAPHIC DETAIL WHERE CLOSE
TOLERANCES ARE ANTICIPATED.

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. BENCHMARK IS A HEIGHT OF 515.3 ON THE TOP FLANGE OF A WELL AS INDICATED.

USERS OF THIS MAP ARE ADVISED TO CONTACT THE PREPARER TO BE SURE THERE ARE NO PERTINENT REVISIONS TO THE COPY THAT HE OR SHE HAS OBTAINED. PLEASE NOTE THAT CERTIFIED ORIGINALS AND/OR PRINTS ARE "WET SIGNED". ANY ORIGINALS AND/OR PRINTS NOT "WET SIGNED" ARE NOT CERTIFIED.

DIGITAL COPIES OF THIS MAP ARE NOT CERTIFIED.

REFER TO CURRENT TITLE REPORT FOR ANY EASEMENTS OR OTHER ENCUMBRANCES UPON THIS PROPERTY.

THIS MAP WAS PREPARED UNDER MY DIRECTION TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS IN THE STATE OF CALIFORNIA:

MATTHEW D. WARD P.L.S. 6235 LICENSE FEE RENEWAL DATE: 03-31-06



MEMBER ACSM CLSA CLSA CALIFORNIA LAND PRVEYORS ASSOCIATION

DSA/DPR MOU * 8.01		RE MARSHALL-APPROV	
ACCESSIBILITY REVIEW		n does not authorize or	
CERTIFICATION#	approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.		
DEVIEWED: DATE:	- Raviowed by	Date	

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHALL APPROVAL ON FILE WITH THE DEPARTMENT OF PARKS AND RECREATION

CENTER 21 Lower Ragsdale Drive Monterey, CA 93940

DESIGNED
UMG
DRAWN
GDR
CHECKED
UMG

REVISIONS						
	DATE					
	9-24-04					



Adobe

184 Old Adobe Road, Watsonville, CA 94076 Castro Andres

Site Survey

で で の District, Santa Cruz Rancho

DRAWING NO. 29488.002

SHEET NO.

2 OF 20

DATE:

STANDA	RD ABBREVIATIONS	6			
01711127				Р	
A ABV	ABOVE	G ga	GAUGE	PC, PCS	PIECE, PIECES
A.B.	ANCHOR BOLT	GALV GAR	GALVANIZED GARAGE	PCF P.E.N	POUNDS PER CUBIC FOOT PLYWOOD EDGE NAILING
ABT ADD'L	ABOUT ADDITIONAL	G.B.	GRADE BEAM GENERAL CONTRACT(OR)	P.L. PIPE-X	PROPERTY LINE EXTRA STRONG PIPE
ADJ A/E	ADJACENT ARCHITECT/ENGINEER	G.C. GEN	GENERAL	PIPE-XX	DOUBLE EXTRA STRONG PIPE
AMP. AGGR.	AMPLITUDE AGGREGATE	GLB. GR.	GLULAM BEAM GRADE	PLYWD	PLYWOOD
APPROX	APPROXIMATE(LY)	GSM GYP.	GALVANIZED SHEET METAL GYPSUM	P.P.	PARTIAL PENETRATION (WELD)
ARCH	ARCHITECT(URE)(URAL)			PREFAB PRELIM.	PREFÁBRICATE(D) PRELIMINARY
B BD	BOARD	H (H), HORIZ	HORIZONTAL	PRESTR.	PRE-STRESSED
BF B.I	BRACED FRAME BOTTOM LOWER	H.C.T. HD	HOLLOW CLAY TILE HOLDOWN	PREV. PROJ	PREVIOUS(LY) PROJECT(ED)(ING)(ION)
BLDG	BUILDING	HDPE	HIGH-DENSITY POLYETHYLENE	PSF PSI	POUNDS PER SQ. FOOT POUNDS PER SQ. INCH
BLK BLKG	BLOCK BLOCKING	HDR	HEADER	PSL PT	PARALLEL STRAND LUMBER POINT
BM B.N.	BEAM BOUNDARY NAIL(ING)	HGR HK	HANGER HOOK	P.T	PRESSURE TREATED
BOT	BOTTOM BOTTOM OF	H.S	HEADED STUD OR HIGH STRENGTH (BOLT)		-OR- POST-TENSION(ED)(ING)
B.O. B.O.C	BOTTOM OF CONCRETE BOTTOM OF FOOTING	HSR HSS	HISTORIC STRUCTURE REPORT HOLLOW STRUCTURAL	R	
B.O.F. B.O.S.	BOTTOM OF FOOTING BOTTOM OF STEEL		SECTION	(R)	REUSED RADIUS
BRG B.S	BEARING BOTH SIDES	HT	HEIGHT	RAD. R.C.	REINFORCED CONCRETE
BSMT	BASEMENT	I I.D.	INSIDE DIAMETER	REINF. REBAR	REINFORC(EDXING) REINFORCING BAR
B.U. BTWN	BOTTOM UPPER BETWEEN	i.E.	THAT IS, SPECIFICALLY INSIDE FACE	REF. REQ'D	REFERENCE REQUIRED
С		IN.	INCH	RET.	RETAINING
С	CHANNEL	INCL INFO	INCLUDED INFORMATION	REV. RF	REVIS(E)(ION) ROOF
CIDH C.I.P	CAST-IN-DRILLED HOLE CAST-IN-PLACE	INSP.	INSPECTION INSULATION	RFG R.O	ROOFING ROUGH OPENING
C.J. CLG	CONSTRUCTION JOINT CEILING	INT.	INTERIOR		ROUGH OF ENING
CLR	CLEAR, CLEARANCE CONCRETE MASONRY UNIT	IRREG	IRREGULAR	S SAD	SEE ARCH. DWGS
C.M.U. COL.	COLUMN COLUMN	J JCT	JUNCTION	S.B. S.C.D.	SOLID BLOCKING SEE CIVIL DRAWINGS
COLL	COLLECTOR CONCRETE	JST	JOIST	SCHED.	SCHEDULE
CONN.	CONNECTION	JT	JOINT	SECT. S.E.D	SECTION SEE ELEC. DWGS
CONST. CONT.	CONSTRUCT(ING)(ION) CONTINUOUS	ĸ	KIP (1000 LBS.)	SEP	SEPARATION SHEET
CONTR. C.P.	CONTRACT(OR) COMPLETE PENETRATION	K.D.	KILN DRIED	SHTG	SHEATHING
CTR	(WELD) CENTER, CENTRAL	KSI KSF	KIPS PER SQ. INCH KIPS PER SQ. FOOT	SIM S.M.D.	SIMILAR SEE MECH, DWGS
CTSK	COUNTERSINK	1		S.M.S. S.O.G.	SHEET METAL SCREW SLAB ON GRADE
CWT	COUNTERWEIGHT	L LB.	ANGLE (STEEL SHAPE) POUND	SPC. SPEC(S).	SPAC(ES)(ING) SPECIFICATION(S)
D	PENNY WEIGHT (NAIL)	LLH. LLV.	LONG LEG HORIZONTAL	SQ.	SQUARE
D2L	NELSON WELDED REBAR	L.L.V. LMBR	LONG LEG VERTICAL LUMBER	S.S. STAGG	STAINLESS STEEL STAGGER(ED)
D.B.A. DBL	DEFORMED BAR ANCHOR DOUBLE	LSL	LAMINATED STRAND LUMBER	STD	STANDARD STEEL
DEMO DTL	DEMOLITION DETAIL	LTWT	LIGHTWEIGHT	STRUC.	STRUCTURAL
D.F. DIA.	DOUGLAS FIR DIAMETER	LVL	LEVEL OR LAMINATED VENEER LUMBER	SUP. SUSP	SUPPORT SUSPENDED
DIAG	DIAGONAL	LWC	LIGHTWEIGHT CONCRETE	SYM.	SYMMETRICAL
DIM DN	DIMENSION DOWN	M MATL	MATERIAL	T T&B	TOP & BOTTOM
DO DP	DITTO DEEP	MAX	MAXIMUM	T&G	TONGUE & GROOVE
DWG	DRAWING	M.B MC	MACHINE BOLT MISCELLANEOUS CHANNEL	TD THK_	TIE DOWN THICK(NESS)
E	-	MECH. MEZZ	MECHANICAL MEZZANINE	THRD THRU	THREADED THROUGH
(E) EA.	EXISTING EACH	MF MFR	MOMENT FRAME MANUFACTURE(R)	T.L. T.N.	TOP LOWER
E.F. E.G	EACH FACE SUCH AS	MIN.	MINIMUM	T.O	TOE NAIL TOP OF
EL. ELEC.	ELEVATION ELECTRICAL	MISC. MOD	MISCELLANEOUS MODIF(Y)(ICATION)	T.O.C	TOP OF CONCRETE ELEVATION
ELEVR	ELEVATOR	MTL	METAL	T.O.F T.O.S	TOP OF FOOTING TOP OF STEEL
E.J. EMBED	EXPANSION JOINT EMBEDMENT	N N	NORTH	TS T.U.	TUBE STEEL TOP UPPER
E.N E.O	EDGE NAIL(ING) EDGE OF	(N)	NEW	TYP	TYPICAL
E.O.S E.P.S	EDGE OF DIAD	N/A N.F.	NOT APPLICABLE NEAR FACE	υ	
FO	EXPANDED POLYSTYRENE EQUAL (EQUIVALENT) EQUALLY SPACED	N.I.C NO.	NOT IN CONTRACT NUMBER	U.O.N URM	UNLESS OTHERWISE NOTED UNREINFORCED MASONRY
EQ. SP. EQUIP	EQUIPMENT	NOM. N&FS	NOMINAL	V	
E.S. E.W	EACH SIDE EACH WAY	N.T.S	NEAR & FAR SIDE NOT TO SCALE	(V), VERT	VERTICAL
E.W.E.F.	EACH WAY, EACH FACE	NR N.S.	NEAR NEAR SIDE	(V), VERT VOL. V.I.F.	VOLUME VERIFY IN FIELD
EW EXP	EAST/WEST EXPANSION	N/S N.W.	NORTH/SOUTH NORMAL WEIGHT	w	
EXT	EXTERIOR	NWC	NORMAL WEIGHT	W/	WITH
F.D.	FLOOR DRAIN	_	CONCRETE	WD WF	WOOD WIDE FLANGE
FDN	FOUNDATION	00.0	ON CENTER	W.H. WKG	WEB HORIZONTAL WORKING
F.F.	FAR FACE OR FINISHED FLOOR	O.D.	OUTSIDE DIAMETER OUTSIDE FACE	W/O	WITHOUT
FIN. FLG	FINISH(ED) FLANGE	0.F 0.H.	OPPOSITE HAND	W.P. WPFG	WORK POINT WATERPROOFING
FLR	FLOOR	OPNG OPP.	OPENING OPPOSITE	WT W.W.F.	WEIGHT WELDED WIRE FABRIC
F.N F.O	FIELD NAIL FACE OF FACE OF CONCRETE	ORIG	ORIGINAL		CHARACTERS
F.O.C F.O.S	FACE OF CONCRETE FACE OF STUD OR FACE OF STEEL			&	AND
FP	FACE OF STEEL FULL PENETRATION			۵	ANGLE (MEASUREMENT) AT
FPRF.	(WELD) FIREPROOFING			ଷ୍ଟଳ୍କ (ଜ	CENTER LINE
FRMG	FRAMING			Ø E	DIAMETER OR ROUND PLATE, PROPERTY LINE
F.S. FT	FAR SIDE FEET or FOOT			#	POUND OR NUMBER
FTG.	FOOTING			±	TOLERANCE

SUMMARY OF REHABILITATION WORK

Project Site Description and Background:

The project structure is an approximately 153-year old Monterey Colonial adobe residence located on about one acre of land on Old Adobe Road near Watsonville, California. It is one of only four remaining Hispanic period adobe structures in Santa Cruz County and is the targest rancho home ever constructed in the county. It was built by the prominent, Mexican-era Jose Joaquin Castro family. The structure is listed on the National Register of Historic Places and is designated as a State landmark.

This project provides for the structural stabilization of the historic Castro Adobe residence at Rancho San Andreas SHP. The Castro Adobe was significantly damaged in the 1989 Loma Pneta earthquake and has been unsafe to occupy since that time. The project will seismically upgrade the adobe to standards consistent with the California State Historical Building Code.

The approach taken to the seismic retrofit of the adobe is intended to provide for life safety in the event of an earthquake. Adobe is an inherently brittle, low-strength material and cracking should be expected in the event of a future earthquake. Depending on the severity of the earthquake ground motion, damage may or may not be repairable.

The design is based on a field survey conducted in August of 2004. If construction is delayed or if a significant earthquake occurs prior to rehabilitation, the A/E should be consulted.

Summary of Work:

- 1. Protection in-place of all historic building elements and features, re-installation of historic shelving in the Cocina (kitchen)
- 2. Demolition and reconstruction of damaged or collapsed portions of adobe brick walls and crack
- 3. Complete demolition and construction of new Cocina roofing and framing
- 4. Complete demolition and construction of new east corredor roof, 2nd floor framing, and stair
- 5. Demolition and re-application of exterior finishes to seal the building envelope and protect against moisture intrusion
- 6. Demolition of roofing and roof sheathing at the main structure, retention of existing historic roof rafters, demolition of existing 2nd floor truss supports and rods, construction of supplemental roof framing and sheathing, re-roofing and coordination of this work with the seismic upgrading
- 7. Anchorage of the roof to the perimeter adobe walls
- Anchorage of the 2nd floor level to the adobe walls
- 9. Center-core reinforcing of adobe walls and installation of supplemental threaded rod anchors
- 10. Demolition and construction of a new interior stair and associated railings
- 11. Demolition of non-historic paving surfaces at east and west corredors and construction of new wood-framed boardwalks
- 12. Demolition of existing west corridor wood posts and construction of new posts
- 13. Demolition of the non-historic fireplace and chimney and restoration of the wall in this area
- 14 Modification of four west elevation windows to return them to their historic accuracy
- 15. Replacement of deteriorated wood lintels and repair of other decayed framing uncovered during construction, at direction of State Representative.
- 16. Strengthening of the existing 2nd floor joists by adding supplemental steel framing and connections
- 17. Treatment of existing framing to remain for insect infestation
- 18. Repair of ground squirrel damage and eradication of ground squirrels and rodents
- 19. Removal of all temporary shoring (Temporary Shoring Design Drawings will be provided by State Representative).

Asbestos and Lead Paint Warning:

1. Before performing any work on this project, obtain a copy of the "Pre-Renovation Asbestos & Lead Paint Inspection Report" by Kellco, dated 09/03/04 from the State Representative.

General Notes:

- 1. All construction shall conform to the 2001 California Building Code and the California Historic Building
- 2. Furnish and pay for permits, licenses, fees and deposits necessary for the completion of all work. Coordinate and obtain inspections and special inspections required for the work herein. All work performed shall conform to building safety codes, ordinances, rules and regulations of any legal body having jurisdiction.
- 3. At all times, the contractor shall be solely and completely responsible for conditions of the job site, including safety of persons and property, and for all necessary independent engineering reviews of these conditions. The architect/engineer's job site review is not intended to include review of the adequacy of the contractor's safety measures.
- 4. The work itself involves removal of shoring and reconstruction of adobe walls which may be structurally unstable. Survey the walls before commencing work and develop a protocol to execute the work in a safe
- 5. Use caution when working around existing utilities. Locations of utilities have not been identified on the plans, Determine and verify the location of underground utilities. Make all arrangements for utility disconnection, as necessary
- 6. Take care to ensure that the integrity of all roadways, buildings, curbs, fences, gates and other facilities adjoining or near the site are not damaged. Any damage caused by the contractor's operations to any existing property shall be replaced or repaired in kind at no cost to the State and to the satisfaction of the State Representative
- 7. Verify all existing and proposed dimensions before commencing work. Do not scale drawings. Verify existing conditions. Notify architect/engineer immediately of any discrepancies, and do not proceed with affected work until they are resolved.
- 8. Details not shown, or detailed on drawings, or called for in these notes shall be constructed to same size and character as for similar conditions which are shown, detailed or specified
- 9. Before construction, protect all existing building surfaces to remain. Any damage caused by the contractor's operations to building elements to remain shall be repaired in kind by the contractor at no additional cost to the State and to the satisfaction of the State Representative
- 10. No construction materials or equipment shall be placed or stored on the structure that may damage finishes and/or overload structural elements.
- 11. All meterials specified or shown in these notes or drawings shall be installed or applied in strict conformance with the manufacturer's complete written instructions.
- 12. Submit manufacturers' descriptive literature for all materials to be used for the work.
- 13. Deliver materials to the job site in manufacturer's sealed packaging and store unopened until required for use. Store packaged materials above ground on platforms permitting air circulation under materials. Store and cover all materials to protect from sunlight, weather, moisture, and other damage.
- 14. Protection of Work: During erection, cover all openings in walls at end of each day's work to protect walls, work in progress, adjacent building features, and interiors, from damage at all times. Cover partially completed work when work is not in progress. Hold cover securely in place.
- 15. Notify State Representative at least 72 hours prior to any demolition or excavation activities to allow for archeological monitoring by the State

Termite and Wood Destroving Insect Control:

- 1. Contractor will engage the services of a licensed Pest Control Applicator to develop a Plan of Control.
- 2. The Plan is intended to eradicate wood destroying insects in all historic wood framing to remain.
- 3. The Plan is subject to approval by State Representative and A/E and shall not propose methods damaging to existing historic construction.





DSA/DPR MOU * 8.01 CALIFORNIA STATE FIRE MARSHALL APPROVE roval of this plan does not authorize or ive any omisa bject to field Insp project site at all times

REVIEWER: DATE: Reviewed by ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHALL APPROVAL ON FILE WITH THE DEPARTMENT OF PARKS AND RECREATION



CENTRAL SERVICE CENTER

21 Lower Ragsdale Drive Monterey, CA 93940

DESIGNED UMG DRAWN GDR CHECKED UMG

REVISIONS DATE 9-24-04

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Castro Ad General Notes CA Watsonville, ٥ŏ Old Adobe Road, U) 0

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DRAWING NO. 29488.003

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